

FOR SALE
711 N Douglas Ave, OKC
\$799,000.00



**FOUR ESTABLISHED
INCOME PRODUCING
UNITS LOCATED
IN THE HEART OF
DOWNTOWN OKC**



**TURNKEY INVESTMENT
OPPORTUNITY!**

**PREMIER
DOWNTOWN OKC
QUADPLEX**

The above information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation as to its accuracy. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Offering prices are for the entire property unless otherwise stated. Offering prices and terms are subject to change without notice. Property is subject to prior sale, prior lease, or withdrawal from the market, without notice.



J. Kip Cummins
Broker
405.276.2727 (CSCP) Ext. 202
kip@cscpok.com



Cummins-Setters
Commercial Partners LLC

PROPERTY LOCATION:
711 N DOUGLAS AVE, OKC, OK 73106

\$799,000.00



PROPERTY FEATURES:

- 2,560± Sqft Building*
- **4 INCOME PRODUCING UNITS**
 - Historical rental performance data available, demonstrating profitability and market demand
- **PRIME LOCATION!**
 - Close proximity to Midtown, Plaza District, Automobile Alley, Fairgrounds, Wheeler District, & only 7± miles from Will Rogers World Airport
- Built-In Clientele
 - Due to its desirable location there is existing demand from renters & guests

- Zoned SPUD - Approved for multiple uses including Bed & Breakfast, short-term rentals, residential, light commercial, and office spaces
- Modern Amenities: High-end appliances, polished concrete floors, quartz & marble bath vanity tops
- Two Fully Furnished Units
 - Allowing for immediate rental and minimal setup cost
- Established Branding
 - Includes a complete brand package with logo, brand guide, & color scheme, providing a ready-to-market business

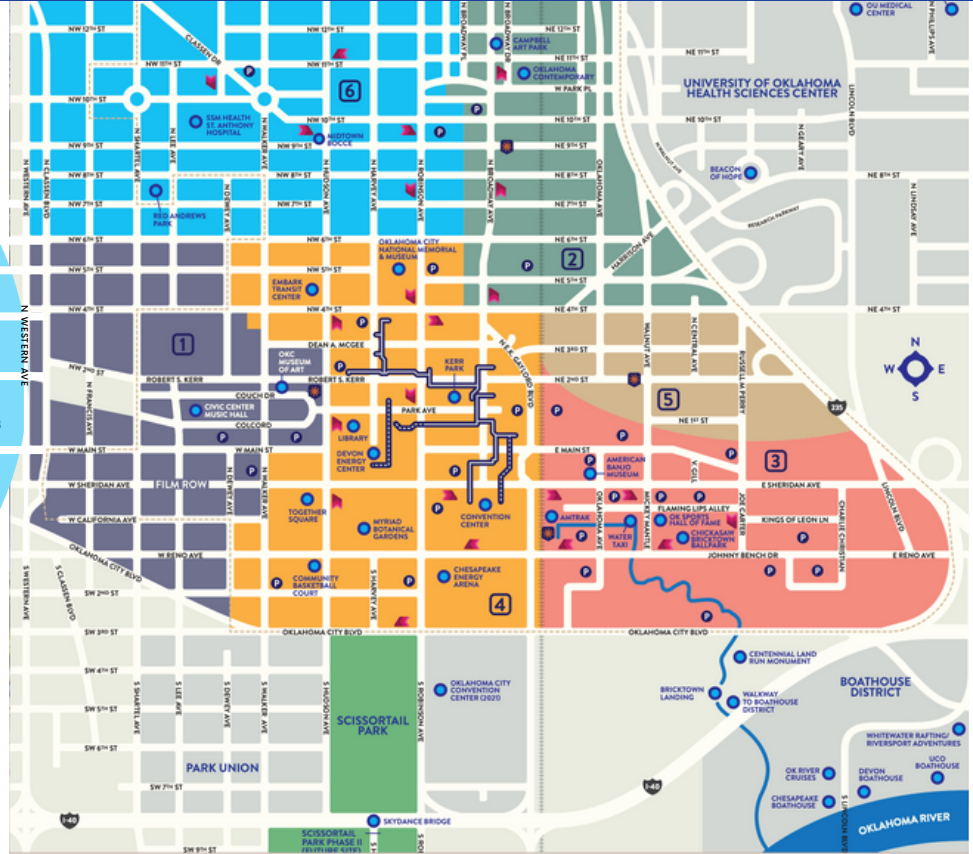
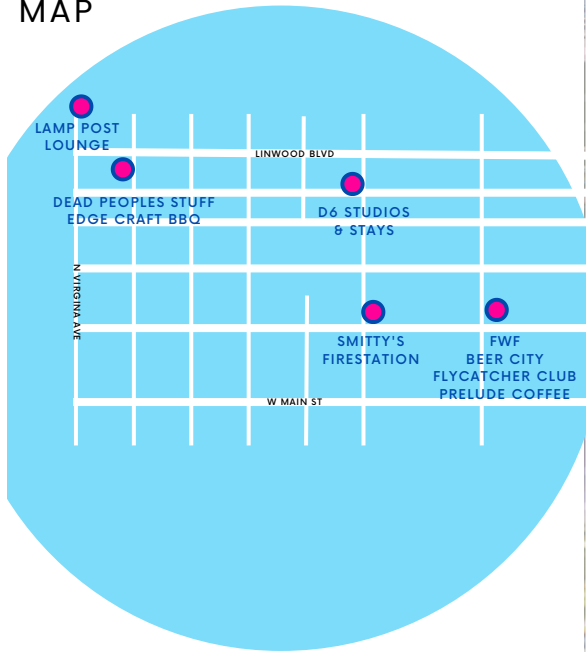
- High-Quality Construction
- Centrally located laundry room & pet wash station
- Expansive Outdoor Space
- ADA Compliant Features
- Keyless entry, automatic exterior lighting, & motion sensor interior lights for enhanced security & convenience
- Covered Parking
- Metro Park Neighborhood Association
- *According to the Oklahoma County Treasurer's Office

The above information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation as to its accuracy. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Offering prices are for the entire property unless otherwise stated. Offering prices and terms are subject to change without notice. Property is subject to prior sale, prior lease, or withdrawal from the market, without notice.



J. Kip Cummins
Broker
405.276.2727 (CSCP) Ext. 202
kip@cscpok.com

MAP



**IRONWORKS/METRO PARK
NEIGHBORHOOD**



- 1 WILL ROGERS WORLD AIRPORT
- 2 IRONWORKS DISTRICT / BEER CITY
- 3 21 C MUSEUM HOTEL / JONES ASSEMBLY
- 4 SCISSORTAIL PARK
- 5 OKC MUSEUM OF ART
- 6 MIDTOWN
- 7 SAINT ANTHONY'S HOSPITAL

- 7 MI. | 14 Min. Drive
- 1 Block | 2 Min. Drive | 5 Min. Walk
- 1 MI. | 3 Min. Drive
- 2 MI. | 6 Min. Drive
- 1 MI. | 4 Min. Drive
- 1 MI. | 4 Min. Drive
- 1 MI. | 5 Min. Drive



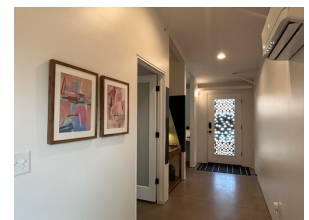
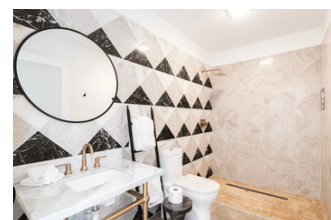
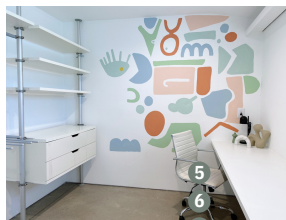
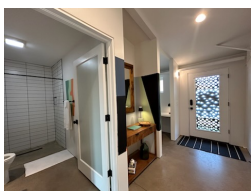
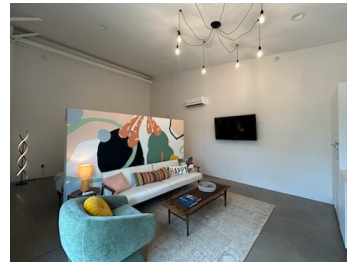
J. Kip Cummins
Broker
405.276.2727 (CSCP) Ext. 202
kip@cscpok.com

The above information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation as to its accuracy. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Offering prices are for the entire property unless otherwise stated. Offering prices and terms are subject to change without notice. Property is subject to prior sale, prior lease, or withdrawal from the market, without notice.



PROPERTY LOCATION:
711 N DOUGLAS AVE, OKC, OK 73106

\$799,000.00



The above information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation as to its accuracy. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Offering prices are for the entire property unless otherwise stated. Offering prices and terms are subject to change without notice. Property is subject to prior sale, prior lease, or withdrawal from the market, without notice.



J. Kip Cummins
Broker
405.276.2727 (CSCP) Ext. 202
kip@cscpok.com

Cummins-Setters Commercial Partners, LLC • 2833 SW 119th Street, Suite B, Oklahoma City, OK 73170 • (405) 276-2727(CSCP) • cscpok.com